

Southside/Rolling Hills April 13, 2010 Meeting Summary

Steering Committee Attendees:

Mike Byrd, Ray Eurquhart, Joe Parker, Dan Levine, Herman Graham Jr., Rick Pendergrass, Aaron Cain, Lorisa Seibel, Selina Mack, Deloris Hargrow, Dianne Pledger, Councilperson Howard Clement III, Roger Chiles and Camilla Foust

Other Attendees:

Jim Wise, Mike Barros, Michael Pullum, Karl Schlachter, Donald Nolen Sr., Yvonee Gilyard, Juanita Massenburg, Tamesha Thompson-Eleanya, Keith Chadwell, George Roberson, Sandra Moore and Esther Shin

- I. **Welcome and Introductions** – Joe Parker welcomed Steering Committee (SC) members and other attendees. Mr. Parker explained that the SC has evolved into a structure that allows for more input and decision making authority and a part of the re-structuring would be the SC facilitating meetings. Mr. Parker then turned the meeting over to Ray Eurquhart to introduce two new SC Members. Mr. Eurquhart introduced Rev. Herman Graham Jr. from Gethsemane Baptist Church, Donald Nolen from Fisher Memorial Holy Church, and Michael Byrd from the Southside Community Center, who would be replacing Marie Hunter who just had surgery.

Mr. Parker then requested introductions from SC members and meeting attendees.

- II. **Interim Executive Committee Recommendation for Steering Committee Structure** – Mr. Parker then turned the meeting over to Sandra Moore to discuss the co-chair structure. He asked that members review the document that Esther Shin had produced about sub-committees. Ms. Moore commented that the Rolling Hills/Southside Steering Committee was maturing in the leadership process faster than most groups that Urban Strategies has had an opportunity to work with on similar projects. She explained that up until this point Mr. Parker and Mr. Eurquhart had been serving as the interim SC Co-Chairs. The SC has agreed on the structure of sub-committees, but must decide on whether Mr. Parker and Mr. Eurquhart will formally serve as the Co-Chairs and no longer interim. Ms. Moore reminded the SC that the original structure was developed on consensus building and have agreed to continue consensus building. Ms. Moore then opened up the floor for discussion. Mr. Eurquhart explained that he and Mr. Parker were willing to serve as co-chairs through December 31, 2010. The SC reached a consensus that Mr.

Parker and Mr. Eurquhart would serve as the permanent co-chairs through the end of 2010.

Mr. Parker thanked the SC for their confidence. He explained to the new members that the SC does not follow Roberts Rules of Order like many groups, but that they come together and make decisions based on consensus rather than formal voting. Mr. Parker explained that under the new structure there is an Executive Sub-Committee which includes the SC Co-Chairs and the chairs of the sub-committees which are: housing, human capital, outreach and the Whitted School. He announced the chairs of the sub-committees. The Outreach Sub-Committee Chair is Mr. Eurquhart. The Housing Sub-Committee Chair is Lorisa Seibel. Mr. Eurquhart recommended Dianne Pledger for chairing the Whitted School Sub-Committee. Ms. Pledger accepted. Mr. Eurquhart recommended Michael Byrd for chairing the Human Capital Sub-Committee, which is essentially the support service committee. Ms. Moore recommended that Michael get together with Sandy Demeree (who was not in attendance) who had an interest in working with the Human Capital Sub-Committee. The two should get together to shape the committee because Ms. Demeree may have already done some work around the sub-committee.

Mr. Parker requested that sub-committee chairs begin recruiting for their committees. At the next SC meeting, sub-committee chairs will be asked to provide reports and include a listing of members. Ms. Pledger asked that anyone who may be interested in serving on the Whitted School Sub-Committee to please speak with her after the meeting. Mr. Eurquhart stated that since the SC is often crunched for time, the sub-committee structure will be a good place to get wide input and a place where much of the work can get done. Mr. Parker stated that Ms. Shin would remain the primary contact for information distribution for the SC and its sub-committees.

Mr. Parker then turned the meeting over to Mike Barros for comments from the City. Mr. Barros congratulated the SC for its progress and then asked if the SC would consider playing a role in two ways: 1) getting the positive story out to the community; and, 2) serve as a sounding board for grievances like a Concerned Citizens Board. Mr. Barros explained that since communications has been critical from the beginning, this is not a new issue. Mr. Parker asked Urban Strategies for consultation on the grievance board. Ms. Moore described a similar board in St. Louis called the Cadet Committee, a resident group responsible for moving households in and out of their neighborhood due to property shifts and physical revitalization. Ms. Moore stated that roles must be clear and there should be some finalization to the work. The SC will want to have enough clarity so that people feel like

they have a place to come and express themselves, but the process cannot go on forever. The SC should be clear on the role and scope of authority and finalization of the process. Mr. Parker suggested placing the item on the parking lot and requested some direction from Urban Strategies at the next meeting. He also requested comments from SC members and consultation from Mr. Barros. Mr. Eurquhart reminded the SC that its charge is already in place with the guiding principles and that should limit the items that the SC should deliberate on. Ms. Moore said that Urban Strategies would take this issue up and in line with the guiding principles, bring something back to the next meeting. Mr. Barros clarified the positive story piece and explained that the City often gets calls from individuals who are unhappy with something and will often ask how the SC feels about the issue. Mr. Parker asked that Urban Strategies and the City get together on that as well. Mr. Eurquhart stated that this was also an outreach issue.

At this time, Mr. Eurquhart introduced Camilla Foust who had just stepped in. Ms. Foust lives on the Southside, is a home owner and prospective board member for the Southside Neighborhood Association and is joining the SC representing the Southside.

- III. **Review Tax Credit Application, Revitalization/Human Capital Timeline and Funding** – Mr. Parker then turned the meeting over to Karl Schlachter. Mr. Schlachter said that a draft of the final application is not available yet because the application itself was just made available two days prior. He said that the initial site score has been received and we scored right in the middle of the pack of 34 applications. This does not necessarily mean anything significant. Only two applications are allowed per county. We received our zoning approval last week. Mr. Schlachter also said that through the grape vine we have heard that other projects are having difficulty with zoning and financing so the fact the our score fell in the middle does not necessarily provide any foresight into our chances for the final application. He said that he is currently reviewing the operating expenses for the development and are finalizing cost estimates. The application and site plan will not differ significantly from what is in the Master Plan. The configurations are very similar as the plans that came out of the Design Workshop. At the request of the Housing Subcommittee there has been a slight adjustment in the 30% AMI targeted units shifting several 1 BR units to 2 BR units to get a better balance. The project is expected to cost around \$20 Million in private investment, equity, public financing etc. He has begun discussion of finalizing the financial commitments with the City. Discussion has also included Phase II, site preparation and public improvements. The final tax credit application is due 30 days from now. \$7.1 Million is the total cost for the Self Help portion of the project and Phase II will be another

\$20 Million for the rental phase. Site prep and public improvements will cost around \$6 Million. Mr. Schlachter clearly stated that he did not want to just throw out numbers, so he is finalizing and will provide firmer numbers in the next couple of weeks.

Mr. Parker raised the issue that the next SC meeting is scheduled for May 13 and the application is due on May 14th. He would like for the SC to on record either supporting the application or providing no comment, but will not be able to do today given that the application in at least a draft final form is not yet available. Mr. Parker asked Mr. Schlachter to get the materials to the SC as soon as possible. He suggested that the SC may need to have a call to review the document or delegate to the Executive Committee to review and provide a thoughtful endorsement. Mr. Parker said that if we are to bless this, then we will need to be able to review, discuss and provide feedback. He understood that everyone's time is precious, but would like to see the SC have a board meeting to discuss in the interim. Mr. Schlachter also raised the issue that the City Council will be meeting on May 3 to vote on the application in order to provide financing commitment letters. Keith Chadwell affirmed what Mr. Schlachter stated and said that the Council would need to approve the expenditure for the application.

Ms. Seibel asked when the next Council work session would take place. Mr. Chadwell said April 22nd. Dan Levine suggested that given the application is moving forward which the SC has already been a part of developing he would be comfortable giving support now to the application and having the Executive Committee to review for drastic changes. Ms. Seibel said that the SC did not approve the preliminary application because we received it on the day of the meeting. She stressed the need to have a discussion regarding the application. Mr. Parker said that the SC actually took no vote in hopes that such a situation would not happen again. Mr. Eurquhart asked if the Google Group had been arranged. Ms. Shin said yes. Mr. Eurquhart said that the Google Group could be used to review the application and discuss. Michael Byrd said that he would like a copy of the original application. Rev. Graham wanted to know what kind of input or approval was needed for the application. Ms. Moore said that there is no check box, but this whole process has been about ensuring that the community supports the revitalization project. She said that timing is an issue again, but the application was not released until two days ago, so the development team did not have an application for the SC to review. She also suggested that if you do not feel comfortable with the Google Group, then having a conference call. Urban Strategies will take care of the call in number if that is what the SC would like to do. Mr. Schlachter said that the application documents will be sent out before

April 22nd. Mr. Parker asked Ms. Shin if a request could out to the SC tomorrow with proposed conference call meeting dates based on Mr. Schlachter's schedule.

Mr. Barros said that the SC is not the only group under the gun. City staff are also under this same timeline and they have much preparation to conduct as well. He reminded the SC that this funding will provide for new, quality apartments that will attract homeowners and new renters. The Southside may be more challenging because we are talking about older homeowners whose properties need assistance. The owner occupied properties are a challenge. The City has been supportive of local not-for profits around affordable housing and desires to continue that support. The City will need to borrow money for the Rolling Hills/Southside project, which does mean less money for the non-profits, but this does not mean that the City is abandoning the work of non-profits. This may mean how we work with non-profits may change. The decisions are in the beginning stages. We will need to an infusion of other funding and we are committed to finding ways. The Southside revitalization will create change, but positive change that will be not only good for the Southside, but the City to expand on all of the good stuff that has been happening downtown.

Mr. Schlachter said that if we are successful in getting the tax credits, the design work will start in September. Expect to turn dirt by November and public improvements shortly after. Begin vertical construction in early February. He said that things will be happening on the Southside this summer. Mr. Barros said that Yvonne Gilyard will be speaking with homeowners this summer to identify their challenges as well. The Housing Finance Authority will make their decision late July or early August.

Ms. Moore said that part of why this development team was engaged, while much of the Urban Strategies work to date has been around community engagement, is because of Urban's work to design an implementation structure to do many of things that Mr. Barros just discussed. We are now just starting to focus on the implementation of the Human Capital Plan. We do not want to get ahead of the process here and make promises that are unrealistic and promoting a plan without resources. Now Ms. Shin and I can start developing the implementation structure of the Human Capital piece. We must really understand the needs and timing of the development. Whose needs are on an emergency basis, whose needs should be pushed on an upward mobility timeframe. We asked to change the meeting date in May to the 18th so that we can have a consistent time to be in Durham to develop this piece. Next will be building the partnerships. Meeting all of the prospective partners and who will sign on to what with the

City. Once we know the scope of what is needed, timing, connecting to physical revitalization, local partners, and developing a fundraising strategy. This piece will get done between now and August. Let us say, we know this will not happen, but if we do not get the tax credits, the human capital piece can continue to move forward. We cannot promise programming before the tax credit application is approved unless we can promise that the programming is in place with the resources we have today.

Selina Mack said that it appears that we are aiming at a moving target. Less than a third of the residents are permanent, then there is a large mobile population. Ms. Moore said that this is why it is critical to know the needs. This is a moving target in terms of who might get the help, but not in terms of the scope of the help. Mr. Eurquhart asked if the Human Capital Plan can be sent out. Ms. Pledger asked if it had been sent out. The SC needs to see it first and get comments. Mr. Parker said that the Human Capital Sub-Committee will be meeting soon and this should be its own agenda item at the next meeting.

Ms. Pledger asked if the meeting date for May had been changed. Mr. Parker said yes, to May 18th from 6pm to 7:30 pm. Roger Chiles asked why so late? Mr. Eurquhart said to accommodate the Urban Strategies team and resident members. Ms. Moore said that the date change is all we needed, but the time was changed for residents to be able to attend after work hours. Rev. Graham agreed that 4:30 pm is difficult for residents. Mr. Byrd agreed.

- IV. **Status of Housing Sub-Committee Proposal and Report Back on all Sub-Committees** – Ms. Seibel said that the next Housing Sub-Committee meeting was scheduled for April 19th from 4pm to 5:15 pm at the Southside Community Center. She said that more information was needed on the housing needs of residents. Must be sure there is adequate affordable housing and stressed the right to return principle in the guiding principles. She said that the first point had been revised to address the concerns about the housing being developed by a non profit without capacity. Please see the meeting summary below from the Rolling Hills/Southside Sub-Committee from March 22, 2010:

Rolling Hills Southside Steering Committee Housing Subcommittee Meeting Notes from March 22, 2010

Attendance: Terry Allebaugh, Michael Byrd, Ray Eurquhart, Ryan Fehrman, Jessica Hart, Larry Jarvis, Dan Levine, Joe Parker, Karl Schlacter, Lorisa Seibel, Clare (visitor), Jim Wise (N&O).

Other members who attended 3/1/10 meeting: Delores Baker Hargrow, Evan Covington Chavez, Sandy Demeree, Selina Mack, Shannon McLean, Mike Spencer, & Constance Stancil.

The Housing Subcommittee will continue to discuss recommendations to the Steering Committee for the Rolling Hills Southside Revitalization Plan at the next meeting on April 19, 4:00-5:15pm. Southside Community Center, 201 W. Enterprise St. at the corner of South St.

In addition, the Subcommittee discussed the need for information on housing needs of all redevelopment area residents (current and former) to include adequate affordable, quality housing in the plan and meet the guiding principle of the "right of return". A range of housing may be needed for residents with special needs, such as elderly, disabled, veterans, single heads of households, and lower income families.

Revisions to the first recommendation are below:

1. Include funds to buy a 1.5 acre property in the Southside revitalization area for an experienced nonprofit with funding in place to buy for \$1 and build about 20 permanent supportive homes for very low income people with special needs in consultation with a Southside housing committee and the City on cost, quality, and appearance.
2. Include a percentage of permanently affordable homeownership.
3. Include home repair grants for existing homeowners in revitalization areas of the Southside Neighborhood.
4. Create a Southside housing committee with residents and Self-Help (owner of property) to determine how land-banked properties are redeveloped and work with housing developers.
5. Develop guidelines for new housing designs.
6. Clarify maximum numbers and flexibility of housing units on the Rolling Hills site. (Look at mix of homeownership and rental, and detached homeownership.)
7. Clarify rents and what happens to affordability of tax credit-funded rental housing after 30 years. (Look at including permanent affordable rental housing.)

Ms. Seibel expressed the desire to get more residents to the Housing Sub-Committee for community input. They are also looking at homeownership and home repair grants. They are very interested in working with Self-Help and MBS with the design guidelines. She said there needs to be more thought to services around jobs and finances so that individuals can be ready to not just earn money, but to be able

to buy a home or move up in rental housing. Mr. Eurquhart said that he, Dan Levine, Ryan Furman and Jack Preiss had a meeting with the City Manager and Mayor to discuss the 1.5 acres. The group was charged with finding such a site on the Southside and look at property the City owns. We toured and identified a few possibilities that we like and will have to get back with the City Manager to see what their search has come up with. He stated that he had read the Human Capital Plan and it addresses services for jobs, housing for seniors and other critical services.

Mr. Barros said that we must be clear on what special needs housing is. It means little rent, subsidized and the housing is for a very specific population such as person with physical disabilities.

- V. Successful Neighborhood Revitalization - Mr. Schlachter said that MBS was hired to revitalize a neighborhood near downtown, on a small site, which is what we have done successfully across the country in similar neighborhoods. We go in and change the perception and marketability of the neighborhood. These communities are diverse, always mixed-income, inclusive and we screen everyone in the same way regardless of income. Success requires a strong public/private partnership that invests in physical and human capital, home owner/rehab/rental. We will try and do everything in our power to support special needs housing. Ms. Moore stressed that the other thing that is critical is there has to be a story behind it and that there is an effort to make certain that the people are supported and addressed. That the revitalization paid attention to vulnerable people.

Ms. Shin said that Mr. Barros had also asked for specific examples of successful revitalization. She said the best example that we have today is New Orleans. The project was filled with every type of problem – 551 families, crime, poor housing and a natural disaster that scattered families across the country. Only 146 families lived on site prior to Katrina. Families wanted to salvage a housing site that was unfit for occupancy. There were protests and the resident leadership was extremely mistrustful of the process. We were asked to find those families and provide support. Now we are on our way to 460 units of beautiful new housing. A construction training program that serves as a pipeline for the local hiring for the general contractor. Programs and services for residents of all ages and the resident leadership has been with us every step of the way and has transformed to accept the new mixed-income community. 5% of the site has been set aside for permanent supportive housing. Mr. Eurquhart asked which site in New Orleans is this? Ms. Shin said the former Magnolia/C.J. Peete. Ms. Seibel asked how many original residents are expected to return. Ms. Shin said over 60%.

VI. Review Critical Upcoming Dates and Events – Mr. Eurquhart suggested reviewing critical upcoming dates. There is the Mayor's meeting tomorrow at 6pm. Ms. Pledger said that depending upon how many people attend, the performance hall maybe opened. Mr. Eurquhart also raised the May 3rd Council meeting. Mr. Parker asked if the SC is okay to meet at Hayti Heritage on May 18th. Ms. Pledger said that should not be a problem. Mr. Parker also said that we moved the meeting to a later time to attract attendance, but if it does not work then we can re-consider the time and go back to the earlier time. He announced the passing of the re-zoning. He also recommended that the new members get as much historic information as possible on the SC. Mr. Eurquhart said that he has been trying to provide new members with a significant amount of information. He also wanted to report on three events from this past Saturday. Spring Break Fest, we have pictures. 16+ Census workers have been out in the neighborhood collecting information. And this Saturday we are having a housing fair.

Mr. Parker asked for any other comments. Councilperson Clement raised a concern around communication and felt that there has not been adequate communication. Is there a possibility of a newsletter? Mr. Eurquhart agreed that the SC must get busy on that.

Mr. Parker adjourned the meeting.

Respectfully submitted by Esther Shin